

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Allegheny County Consortium**

State: **PA**

PJ's Total HOME Allocation Received: **\$65,368,984**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
				PJs in State:	29		
Program Progress:							
% of Funds Committed	92.61 %	94.97 %	24	92.82 %	46	45	
% of Funds Disbursed	84.09 %	87.89 %	27	82.38 %	49	46	
Leveraging Ratio for Rental Activities	3.93	4.86	17	4.55	39	45	
% of Completed Rental Disbursements to All Rental Commitments***	96.61 %	91.53 %	20	80.69 %	86	54	
% of Completed CHDO Disbursements to All CHDO Reservations***	43.95 %	66.49 %	28	67.01 %	19	16	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	68.88 %	82.41 %	26	79.23 %	18	18	
% of 0-30% AMI Renters to All Renters***	15.51 %	37.17 %	26	44.47 %	2	7	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.77 %	98.53 %	25	93.93 %	37	31	
Overall Ranking:				In State:	29 / 29	Nationally:	28 28
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$34,382	\$19,432		\$24,984	1,070 Units	68.40 %	
Homebuyer Unit	\$31,132	\$14,901		\$14,192	159 Units	10.20 %	
Homeowner-Rehab Unit	\$11,049	\$15,833		\$20,036	336 Units	21.50 %	
TBRA Unit	\$0	\$5,627		\$3,164	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Allegheny County Consortium PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$158,645	\$97,434	\$16,633
State:*	\$96,265	\$35,377	\$15,850
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	71.1	45.2	75.6	0.0
Black/African American:	28.0	52.2	21.1	0.0
Asian:	0.3	0.6	0.0	0.0
American Indian/Alaska Native:	0.2	0.0	0.3	0.0
Native Hawaiian/Pacific Islander:	0.1	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.6	0.3	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.3	0.0

ETHNICITY:

Hispanic	0.2	1.3	2.4	0.0
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HOUSEHOLD SIZE:

1 Person:	73.3	36.3	44.9	0.0
2 Persons:	13.1	27.4	27.4	0.0
3 Persons:	7.8	22.9	12.5	0.0
4 Persons:	3.7	6.4	9.2	0.0
5 Persons:	1.2	2.5	3.6	0.0
6 Persons:	0.6	3.2	1.2	0.0
7 Persons:	0.2	1.3	0.3	0.0
8 or more Persons:	0.1	0.0	0.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	23.6	42.0	15.2	0.0
Elderly:	57.3	15.3	46.4	0.0
Related/Single Parent:	11.8	24.8	17.3	0.0
Related/Two Parent:	4.0	14.6	16.7	0.0
Other:	3.3	3.2	4.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	26.7	0.0 [#]
HOME TBRA:	0.0	
Other:	7.4	
No Assistance:	65.8	

of Section 504 Compliant Units / Completed Units Since 2001 55

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Allegheny County Consortium



State: PA

Group Rank: 28
(Percentile)

State Rank: 29 / 29 PJs

Overall Rank: 28
(Percentile)

Summary: 2 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.61	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	43.95	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	68.88	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	94.77	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.57	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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